

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday October 13, 2011**

**4:00 P.M.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. HISTORIC DESIGNATION**
  - A. HD-02-11 Elm Heights Historic District  
Request for historic designation of a district located roughly between Atwater Avenue and Wylie Street, and Woodlawn and Jordan Avenues (see map).
- V. CERTIFICATE OF APPROPRIATENESS**
  - A. COA-8-11 625 West 7th Street Owners Sophia Hauserman and Gary Arnholt  
Request for an addition to an existing room on the southwest corner of the rear of the house in the Fairview Historic District, and the construction of a deck in a new configuration
- V. DEMOLITION DELAY**
  - A. 505 South Ballantine demolition  
Owner David Jacobs Representative Charles Webb  
Removal of a house from the lot at 505 North Ballantine and relocation to 512 South Mitchell
  - B. 1201 East Second Street full demolition Owner David Jacobs Representative Charles Webb
  - C. 700 North Walnut demolition Owner B Venturas LLC & Joseph Christine LLC & Cosmo-Tech Inc Representative Travis Vencel  
Removal of a house from the lot at 700 North Walnut to an undetermined location
  - D. 123 E 8<sup>th</sup> Street Partial Demolition owner Bill Aronis  
Request to change a 2<sup>nd</sup> floor window into a door with exterior steps and landing
- VI. NEW BUSINESS**
  - A. Plan Review New Construction 710 North College Avenue Apartments representative Jim Roach Planning Department
  - B. Commission web design revision
- VII. OLD BUSINESS**
  - A. Downtown Plan Revision update
  - B. Lecture Series : Showers Presentation November 4th
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, November 10, 2011 at 4:00 p.m. in the McCloskey Room

**Posted: Thursday October 6, 2011**

# **BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

Showers City Hall  
McCloskey Room 135

April 14, 2011

4:00 PM

## **MINUTES**

### **I. CALL TO ORDER**

The Bloomington Historic Preservation Commission convened at 4:19 PM in the McCloskey Room of Showers City Hall. The meeting was called to order by Chair David Harstad.

### **II. ROLL CALL**

#### **COMMISSION MEMBERS**

Danielle Bachant-Bell, Sandi Clothier, Bridget Edwards, Chris Sturbaum (arrived 4:18 PM), Doug Wissing

#### **ADVISORY MEMBERS**

David Harstad

#### **STAFF**

Daniel Bixler, HAND  
Nancy Hiestand, HAND  
Nate Nickel, Planning

#### **GUESTS**

Russ Herndon, representative 1001 S. Washington Street  
Jon Pritchett, representative 1411 S. Lincoln Street  
Judith Sylvester, owner 1001 S. Washington Street  
Chad Vencel, representative 1309 E. 2<sup>nd</sup> Street

### **III. APPROVAL OF THE MINUTES**

**Sandi Clothier made a motion to accept the February 10, 2011 minutes.  
Motion passed, 5-0.**

### **IV. DEMOLITION DELAY**

- A. 1309 E. 2<sup>nd</sup> Street (partial)  
Owner: Ruth & John Simon; representative: Chad Vencel  
Construction of a rear two level addition including removal of walls and roofs.  
Expansion of a front shed roof dormer to three windows.

Staff report presented. A preliminary discussion of this matter was brought before the Commission in March 2011. Suggestions to create the massing in the rear were incorporated. Chad Vencel, representative, was present to answer questions and speak on behalf of the plan. He said they have applied for a permit for the garage. They will need approval on a lot size variance. This will require notifying neighbors to the east and the west of their plans.

The matter was taken up by the commission. It was decided to continue this discussion at the May 2011 meeting. The Commission supports the plans presented but expressed the need for more detailed and accurate drawings.

B. 1411 S. Lincoln Street (partial)

Owner: Denunzio and Metzler; representative: John Pritchett

Construction of a rear addition causing removal of a mudroom and rear wall.

Staff report presented. John Pritchett, representative, was present to answer questions and speak on behalf of the plan.

The matter was taken up by the commission. Changes to the plans will include a door on the south side of the house to replace one of the elongated windows (moved from bedroom). Cement board will be used with 4 to 5 inch reveal that matches existing clapboard dimension.

**Chris Sturbaum made the following motion:**

**"Today, regarding the property located at 1411 South Lincoln Street, the Historic Preservation Commission (HPC) declares that it: got notice of proposed partial demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period with the conditions as stated and agreed to by the owner and his representative. The HPC may later recommend the property for historic designation to the Common Council."**

**Motion passed, 5-0.**

C. 1001 S. Washington Street (partial)

Owner: Judith Sylvester; representative: Russ Herndon

Demolition and reconstruction of a mudroom with a 2 foot expansion

Staff report presented. The owner and representative were present to answer questions and speak on behalf of the plan.

The matter was taken up by the commission.

**Chris Sturbaum made the following motion:**

**"Today, regarding the property located at 1001 South Washington Street, the Historic Preservation Commission (HPC) declares that it: got notice of proposed partial demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period with the conditions as stated and agreed to by the owner and his representative. The HPC may later recommend the property for historic designation to the Common Council."**

**Motion passed, 5-0.**



## V. NEW BUSINESS

### A. Replacement of Kappa Alpha Psi commemorative plaque

Susie Johnson, director of Public Works, asked if the BHPC would be interested in contributing to the replacement of the plaque. The plaque disappeared after its removal during the construction projects undertaken along Kirkwood Avenue in front of the Jiffy Treat. It was acknowledged that the BHPC has had no connection with the placement of the plaque or its disappearance. It was thought that the Commission would be an appropriate place to ask for such a contribution.

**Chris Sturbaum made the motion that the BHPC chip in to replace the Kappa Alpha Psi commemorative plaque on the condition that other entities contribute and this be reconsidered next month after determination of others' contribution.**

**A friendly amendment was made to direct Public Works to contact Kappa Alpha Psi, the building owner and the contractors to solicit contributions as condition of the BHPC contribution.**

Upon further discussion of the Commission's budget and the possibly of precedent, both the amendment and the original motion were withdrawn by Chris Sturbaum and Doug Wissing (the second).

**Chris Sturbaum made the motion that BHPC contribute up to one third of the cost of the plaque on condition that Public Works contact Kappa Alpha Psi, the building owner and the contractors to solicit and receive contributions for the project.**

**Motion passed, 4-1 (Danielle Bachant-Bell voted nay.)**

## VI. OLD BUSINESS

### A. Prospect Hill Conservation District Vote: Council Action April 6

The City Council gave an 8-0 vote in support of the District.

### B. Discussion of Drafts: Meeting Process (Tutorial)

There was discussion on whether to amend the drafts to eliminate ambiguities over "should" and "must." It was decided that feedback from the Commissioners would be gathered and additions will be made as seem necessary. The documents will be used at next month's meeting.

**Sandi Clothier made the motion to accept the demolition delay tutorial and change memo.**

**Motion passed, 5-0.**

## XII. ADJOURNMENT

**Meeting adjourned at 6:29 PM due to lack of quorum.**



- (1) **Historic:**
  - a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or
  - b. Is the site of an historic event; or
  - c. Exemplifies the cultural, political, economic, social, or historic heritage of the community.
- (2) **Architecturally worthy:**
  - a. Embodies distinguishing characteristics of an architectural or engineering type; or
  - b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
  - c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
  - d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
  - e. Contains any architectural style, detail, or other element in danger of being lost; or
  - f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
  - g. Exemplifies the built environment in an era of history characterized by a distinctive architectural style

The Elm Heights Neighborhood has explored the potential of their historic resources for many years. This included the listing of a National Register District on January 26, 2005 that was funded by a grant application through the Bloomington Historic Preservation Commission. As early as 2003 staff was coordinating with Indiana University Interior Design students to do research and take oral histories in the Elm Heights area. In April 2003 a public information meeting was held about the National Register nomination and staff has attended at least three other meetings about historic districting and the meaning of the National Register over the last several years. Interest in Elm Heights was encouraged by several historic house tours sponsored by Bloomington Restorations, Inc., all well-attended in 1979, 1997 and again in 2004 and 2006. Several other events, including a televised lecture by historian, Joanne Stuttgen and a televised interview with former residents of the area who attended the Elm Heights School were sponsored by the Commission in order to highlight the importance of the area to Bloomington history.

### Case Background

A full historic district must meet significance criteria and will be subject to full review of external changes to the district. The district must show demonstrated quality of architecture and history. The required survey of the Elm Heights district based upon the attached map shows 263 properties of which 45 are classified as either outstanding or notable. Altogether 89% of the resources are considered contributing. The proportion of very significant properties is much higher than any Conservation District: Prospect Hill (17) Garden Hill (7) and this is the reason that exterior review is prioritized for this district, to ensure the preservation of significant details and materials

The boundaries of the Elm Heights Historic District were formed by fusing previous survey and district work in the area. The actual neighborhood covered by the association is significantly larger and has many diverse kinds of resources, including apartments, institutional uses and commercial areas. The proposed map was guided by the historic survey of the area and amended during the public information sessions. A zoning map is attached which shows that the majority of the area is zoned RC, but there is a strip along the south side of Atwater that is zoned RM and IN. These properties are without exception, built as single family structures, although some have been expanded or converted to other uses. The Historic Commission's purview does not extend to use, only review of exterior changes. The boundaries were refined during community discussions.

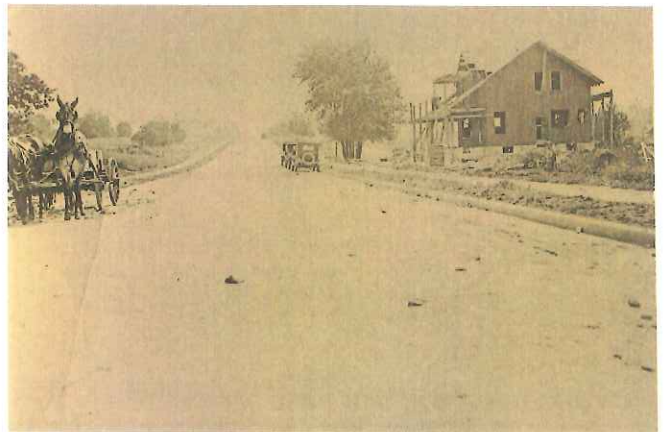
Any historic district must be comprised of contiguous properties. The boundaries of the district were established by outlining the concentration of contributing historic properties and omitting those areas where there are evident changes in dates of construction or types of buildings and alteration of buildings. The district is residential in nature.

There are 263 addresses within the boundaries of the district, 190 are contributing, 10, outstanding, 35 notable, and 28 non-contributing. The district as a whole has very good integrity. In this district, there is far more stone and brick construction than in any other neighborhood except the commercial district downtown. Where modifications and additions have occurred over time, they reflect the same or similar high quality materials. The basic grid of streets, alleys and the structures maintain their fundamental historic integrity. New and inappropriate construction has not occurred to a significant degree.

There is a group of later housing along University, South Highland and Jordan Avenues that appear as a whole in the district. This area represents later development within the area and the structures are non-contributing.

### Development History

Although subdivision information indicates that the area was platted in the first decade of the 20<sup>th</sup> century, many of the most significant houses in the district were built after 1920. Subdivisions including Parkview, Gentry Place, Sheridan







Place and Whitaker were. Photographs of the construction of the Franzmann House, considered to be around 1926-8 indicate that much of the housing in the district along East First Street was not built at the time.

**This report addresses the criteria sequentially**

### **Historic**

**a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state or national history.**

Although Elm Heights is Bloomington's best example of an urban gridded business class neighborhood of the 1920s, it also reflects the substantially different ways that Americans lived together at that time. Interspersed among large and grand homes are smaller residences of less than a 1000 square feet, duplexes and several apartment buildings. There are ten duplexes within the boundaries of the proposed district. This neighborhood does not reflect the relative income segregation associated with the suburban development of the latter half of the twentieth century. Among the early residents of Elm Heights are the limestone barons Albert Hoadley (800 S Sheridan), Charles Woolery (500 S Hawthorne), Kenneth Cline (1323 E 1<sup>st</sup>), and Irvin Matthews (725 S Highland), as well as immigrant carvers, Joseph Anthony (1119 E 1<sup>st</sup>), Crescenzo Donato (1107 E 1<sup>st</sup>) and Domenick Mazullo (1002 E 1<sup>st</sup>). It was also the home of local business leaders Charles Waldron (1025 E 1<sup>st</sup>), Harry Vonderschmitt (501 S Hawthorne), Glen Woodward (1327 E 1<sup>st</sup>) and Hays Buskirk (529 S Hawthorne). It is just as significant to point out that the neighborhood along First Street was also the home of Helen Duncan, a single woman and an IU clerk (1113 E 1<sup>st</sup>), who resided in small house on First Street for 40 years. Other homes along East University and the east west streets are less grand in scale, have narrower side yards and shallower front set backs. Some properties along First Street were constructed as rentals. Chris Donato built several speculative houses within a few yards of his own home. Additionally, within the greater neighborhood, but not proposed at this time for designation, are period apartment buildings and commercial corners (2<sup>nd</sup> and Fess, Woodlawn and Atwater). The historic neighborhood illustrated by Elm Heights was diverse and relatively self-sufficient.

The name 'Elm Heights' was probably an aspiration rather than a reality during the time of the neighborhood's development. However, we know that orchards framed the area on the south and northwest sides. Vinegar Hill was named for the smell of fallen apples



when the first home owners began to move in. Some early photographs show the streets as largely treeless. However, the ideal of this era, was expressed through landscape architecture as well. The neighborhood grew up with large overhanging elms (like Kirkwood) which were replaced by silver maple oaks after the decimation of Dutch Elm disease in the 1950s. Today the graceful canopies of mature shade trees characterize the streetscapes and are a major component of the historic setting. Although Elm Heights is a gridded urban neighborhood the ideal was formulated by the romantic or picturesque school of landscape design established in the 19<sup>th</sup> century by Calvert Vaux and others that continued into the 20<sup>th</sup> with designs by Frederick Olmsted Jr., that is probably why the streets were called "Avenues, Drives and Roads" with average street widths but the front



setbacks were usually deeper measuring 49' along Ballantine Road in the 600 block. This allowed for garden-like front yards, tree plots, and the characteristic overarching canopy along the street. There are also many terraced yards and formal gardens, making use of available limestone.

The advent of the automobile did direct changes in the Elm Heights development that are distinct from earlier neighborhoods. For the first time, separate accessory buildings for

auto storage were built in conjunction with the homes and there were attached garage designs as well, several built into the foundation. Uniformly, however, these structures faced alleys or secondary streets away from the main facade.

**c. Exemplifies the cultural, political, economic, social or historic heritage of the community or**

As North Washington Street reflects residential development associated with the influence of the Showers family and their business associates, the Elm Heights neighborhood illustrates development catalyzed by the burgeoning regional limestone industry as well as the expansion of University facilities along East Third Street during the 1920's. Key to the residential expansion in this area was the construction of the Elm Heights School in 1926 (which still stands) between Second and Hunter. Although the neighborhood was subdivided in the early twentieth century (subdivision plats range from 1901-1917. its peak development took place in the 1920s. During this time campus was evolving away from the Old Crescent with the construction of Swain Hall (1910), Rawles Hall (1923), and Memorial Hall (1925) along East Third Street. The influence of the University expansion brought a demand for housing for professors and their families. Herman J. Muller (1001 E 1<sup>st</sup>), Alfred Kinsey (1320 E 1<sup>st</sup>), B. Winfred Merrill (824 S. Sheridan), Victor Cabot (505 S. Ballantine) among others raised their families here. It was the home of William Moenkaus (1300 E 1<sup>st</sup>), close and influential friend of Hoagy Carmichael during the era of the Collegians at Indiana University, who grew up as the son of an academic family.



The architectural quality of the Elm Heights neighborhood is an expression of the strength of the local limestone industry. It was built during and after the national boom in limestone as a construction material, and became the durable substrate for carving the classical designs preferred by government and institutions in the early 20<sup>th</sup> century. In one decade, Bloomington replaced its Post Office (1911), Courthouse (1908), and City Hall (1915) with Beaux Arts style buildings, all of which contained a considerable amount of limestone materials and skilled craft. At the same time, ecumenical architecture across the country was being influenced by the Gothic style, and many limestone churches appeared, including locally First Methodist Church (1909) First



Christian Church (1919), Fairview Methodist Church (1914 destroyed by fire). The enthusiastic use of limestone carving throughout the district, both surface and sculptural is an exceptional resource that has been recognized by listing in the National Register of Historic Places [1-26-2005] . The smaller resources, carved benches, bird baths and sculpture were catalogued at this time and they are associated with specific houses. For instance the Fred Bruner House (1123 E 1<sup>st</sup>) has seven historic elements other than the house itself – a retaining wall, garden wall with lychgate, sidewalk, planter, post, base for a missing post, and carved pedestal.

### Architecture

#### **a. Embodies the distinguishing characteristics of an architectural or engineering type: or**

In this large district there are multiple resources that represent important contributions to Bloomington's array of architectural types. The most evident is the pervasive use of limestone to interpret architectural styles that seldom saw limestone use as a building material in other locations: such as Colonial Revival houses with carved limestone columns or Craftsman style four square homes entirely made of limestone veneer. Four homes on East First Street were simple four square forms embellished with unique carved details on the entries and spandrels. They are Bloomington's only examples of limestone deco houses.



More importantly, access to skilled carvers provided a unique inventory of carved objects found in yards and directly associated with artisans living in the neighborhood. This makes the Vinegar Hill area a veritable museum of artifacts that range from elaborate bird bath sculpture to portraits of real children on the entrance portico of their home. These are exceptional and endangered resources. Work by Harry Donato (116 E 1<sup>st</sup>) was found on the Tribune Building, Chicago Museum of Art and the Elks club, Work by Domenick Mazullo is on St. Charles Borromeo Church. Unfortunately many of the limestone features in Vinegar Hill are unattributed although they are found on the carver's own homes.



Elm Heights also has examples of Lustron Homes (400, 402 S Highland), Kit Homes (1014, 1016 East 1<sup>st</sup> , a 1929 Indianapolis show home built indoors and then replicated at many other locations. These diverse homes represent new ways of marketing home construction. Lustron homes were built in aircraft factories redesigned with Reconstruction Finance Loans for the benefit of returning GI's. These enameled steel prefabricated homes were only manufactured from January of 1947 to 1950, when the company declared



bankruptcy. There are about 2000 registered Lustron homes left in the United States. The house at 1014 East 1<sup>st</sup> Street , known as the Franzmann House is a kit Home from the Lewis Manufacturing Company, The house likely was designed with wooden columns in front, but in Bloomington they was made of carved limestone. This was one of the first houses on 1<sup>st</sup> Street. At 1116 East First a house belonging to Harry Donato, an influential



Italian carver was built from a kit called Bungalow Craft Model #860. It was embellished with dressed stone. The house at 837 South Sheridan Drive is a copy of the featured home in the 1929 Indianapolis Home Show, a photograph of which shows the building under roof at the Fairgrounds. Another unique building designed by Ernest Flagg for the Merrill family that was built according to plans for affordable small construction published in Collier's magazine "Build a House and Save a Third" then developed around a central courtyard to defray the summer heat in Indiana. Flagg was more commonly recognized for his work on the Singer Building in New York and the Corcoran Gallery in Washington D.C.

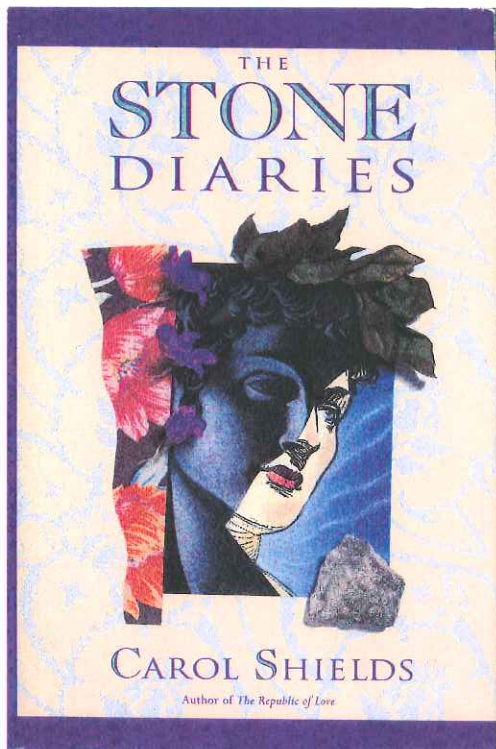
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or**
- c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or**

No other residential community better illustrates the diverse number of professional designers and architects working in Bloomington. Professional architects represented in Elm Heights working regionally and nationally include Alfred Grindle trained in England, H. B. Roach, Herbert Folz, and Hiram Callendar, Burns and James, Ernest Flagg of New York, James Foley and Ralph Miller. This can be contrasted with Prospect Hill and North Washington Street, earlier districts where only one or two practicing architects other than Bloomington native, John Nichols worked. Additionally, by the mid 20<sup>th</sup> century many homes were being built by designers and builders, who in themselves became well known and prolific throughout the local community. These included Charles Pike, Landis & Young, Hughes Brothers, and Cecil Harlos,. Many owners in the area were skilled enough to have attributed their house design to themselves: Joseph Anthony, Domenick Mazullo, Chris and Harry Donato and Alfred and Clara Kinsey and Edith Temple.

- e. Contains any architectural style, detail, or other element in danger of being lost; or**

Other than the courthouse square, this is the highest concentration of significant resources in the city. The resources in Elm Heights are irreplaceable. Since the first comprehensive survey in 2005, it has been recognized that limestone artifacts are being lost, either by breakage or by being removed from the neighborhood. As an example, in 2009, Eva Schwartz, the proprietor of a New York City garden store, contacted the HAND department. She had acquired a limestone statue and had traced it to Bloomington. It had been attributed to Fred Bruner owner of 1123 East 1<sup>st</sup> Street. Another party was able to provide photographs of it when it was still in Bruner's own garden. Countless other objects have either been broken, vandalized or removed.





**f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or**

Since Bloomington Restorations, Inc. house tours in began in 1979, Vinegar Hill homes have been a featured Walking Tour of First Street Limestone Houses of the 20's & 30's Architecture (1979), Education and Industry : A Day in Elm Heights (2004), An Eclectic Mix: (1998), The Throttle of Triumphant Bliss, Early Architect –Designed Homes) citizens have recognized and attempted to catalogue the unusual and unique limestone artifacts that are found throughout Elm Heights. "Bloomington Discovered" a book published in 1980 and written by Diana Hawes and Karen Craig went a long way to increase appreciation of the neighborhood and its resources

**g. Exemplifies the built environment in an era of history characterized by a distinct architectural style.**

Elm Heights is Bloomington's best example of the architecture of early twentieth century neighborhood reflecting the more affluent business and academic classes. Throughout the twentieth century Americans embraced exotic references to romantic far away places in their architecture. The World's Columbian Exposition in Chicago introduced an academic interest in correctly recording and developing accurate historic styles. The advent of popular cinema influenced even more exotic design. Both of these influences are reflected in this local neighborhood. Here are the primary styles represented:

### **Colonial Revival Style**

As early as the Philadelphia Centennial of 1876, interest in the national heritage was reinvigorated. The architectural firm of McKim Mead and White completed the Appleton House in 1877. That house set the precedent for a national interest in colonial domestic architecture. This is clearly displayed in the number of Colonial Revival homes in Elm





Heights the interest for which is revisited in the 1920s. Enthusiasm for this one style continued into the 1950s and beyond. Elm Heights' inventory of Colonial Revival buildings include Dutch style (424 South Highland) with a gambrel roof, a post medieval style or a Garrison Colonial (515 South Hawthorne), many later Cape Cods and traditional 2 story colonials with central symmetry. This is the most representative style among Elm Heights buildings.

### **Tudor Revival Style**

In Elm Heights the Tudor Revival style is the second most prevalent style, and within this category there are both English Domestic Revival (1319 East 1<sup>st</sup>) or classic Tudor (1323



East 1<sup>st</sup>) styles on a grand scale and less imposing Tudor cottages, many of which were available in kit form. The smaller folk houses usually have a dominant front chimney and secondary roof gables enclosing the entrances (411 South Ballantine Road). The roofs are generally steeply pitched and in many communities have cross-timbering and stucco. Tudor cottages in Elm Heights are frequently all brick or all limestone.

### **Spanish Colonial Style**

Spanish Colonial style homes are also common in the district. The style became so



common that versions could be found in the Sears *Modern Homes* catalogue. Several of Elm Heights homes are traceable to catalogues. They commonly feature a clay tile roof, and arched or arcaded porches and windows.



### **Chateausque**

This academic attention to design, in the early part of the twentieth century, was coupled with massive creation of wealth for the middle classes. Exotic styles that were preferred advertised the attainment of the new business classes. In Bloomington, the Vonderschmitt House at 501 South Hawthorne best illustrates the interest in the exotic spurred by the advent of cinema. The house was built by Nona and Harry



Vonderschmitt and is unique in its interpretation of the Chateausque style by a nationally known architect. Not unsurprisingly this was the style selected by George W. Vanderbilt in 1895 for the Biltmore in North Carolina. The Vonderschmitt's were cinema impresarios and owners of the Indiana Theatre and later of the Von Lee.

### **Craftsman**



Another early twentieth century style is the Craftsman or Arts and Crafts style. This design influenced the bungalow and four square forms. In Elm Heights these generic and vernacular houses were reinterpreted with limestone porches (1014 East 1<sup>st</sup> Street) or elaborate carvings (731 South Woodlawn) (1019 East 1<sup>st</sup>) (1111 East 1<sup>st</sup>) that make them exceptional.

### **Lustron**

Post World War II housing by Vitrolite Corporation that was prefabricated in porcelain clad steel panels and erected on site. Only 2500 were made between 1947-1951, about 1250 remain. Two are located in Elm Heights.

Staff recommends approval of the Elm Heights Historic District with the following classification of properties:

### **Outstanding:**



1019, 1025, 1119, 1327, 1002, 1116 E 1<sup>st</sup>; 715-717 South Woodlawn Avenue; 501 South Hawthorne Drive; 600 South Ballantine Road, 725 South Highland Avenue,

**Notable:**

1006, 1112, 1130 East Atwater Avenue; 921-923, 1003 East Hunter Avenue; 817, 909, 914, 1100, 1106 East Second; 923 East University; 915, 1001, 1107, 1111, 1123, 1213, 1319, 1323, 1014, 1320, 1330 East 1<sup>st</sup> Street; 1021, 1028, 1206 East Wylie; 601 South Park Avenue; 529 South Hawthorne Avenue; 620 South Ballantine Road; 400, 402, South Highland Avenue; 424, 503 South Jordan Avenue; 800, 824, 836 Sheridan Drive

**Contributing:** 1000, 1100, 1110, 1200, 1212, 1220, 1308-1310, 1314 East Atwater Avenue; 905, 919, 925, 1005, 1101, 1109, 1115, 1125, 1215, 1317, 1321, 1325, 1216, 1220, 1302, 1310 East Hunter Avenue; 1201, 1203, 1309, 1315, 832, 908-910, 912, 1000, 1004, 1008, 1012, 1302, 1304 East Second Street; 815, 909, 911, 915, 919, 1001, 824, 828, 904, 910, 914, 916, 918, 922, 1016, 1018, 1108, 1210 East University Street; 1017, 1109, 1113, 1115, 1127, 912, 918, 1006, 1010, 1018, 1022, 1026, 1104, 1108, 1112, 1120, 1122, 1130, 1200, 1202, 1214, 1220, 1300 East 1<sup>st</sup> Street; 1005, 1019, 1109, 1111, 1113, 1115, 1207, 1002, 1014, 1018, 1022, 1024, 1026, 1038, 1202, 1204, 1208, 1212, 1232, 1240, 1244, 1248 East Wylie Street; 1301 East Maxwell Lane; 616, 620, 624, 708, 714, 716, 730, 804, 806, 808, 828, 601, 623, 629, 635, 701-03, 713, 811 South Woodlawn Avenue; 422, 424-426, 500, 510, 512, 520, 600, 830 515 South Hawthorne Avenue; 412-414, 500, 506, 522, 532, 604, 618, 702, 708, 714, 720, 405, 411, 415, 503, 505, 601, 619, 701, 707, 721 South Ballantine Road; 420, 504, 516, 520, 524, 528, 401, 405, 413, 421, 501, 505, 507 South Highland Avenue; 402, 408, 410, 502, 512, 520, 524, 530, 700, 710, 403, 405, 409, 413, 417, 423, 507, 511, 525, 603, 609, 611, 613, 701, 719, 727 South Jordan Avenue; 838-840, 837 South Sheridan Drive

**Non-contributing:** 1002 East Atwater Avenue; 1209 East Hunter; 1307 East Second Street; 912, 920 East University Street; 1217, 1126, 1208, 1212 East 1<sup>st</sup> Street; 1011, 1015, 1004, 1210 East Wylie Street; 600, 731 South Woodlawn; 701, 821, 610, 804 South Hawthorne Drive, 407-409, 419, 509 ½, 527, 410 South Highland, 406, 516, South Jordan; 818, 834 South Sheridan

Staff also recommends interim protection be placed upon the properties until the final action of Common Council and the Mayor.

Staff recommends removal of paint color review from this district at the request of the Subcommittee.







## **2003**

May

Elm Heights National Register discussion Harmony School

September

Elm Heights National Register discussion

## **2004**

May

Obtain Grant for Vinegar Hill nomination

December

Publication of the Vinegar Hill Historic District Walking tour brochure

## **2005**

June

Vinegar Hill listed on the National Register

November

Public Library presentation of district Joanne Stuttgen

## **2006**

April

Newsletter discussion of benefits of historic designation

## **2007**

April

BRI Tour of Homes

October

Newsletter voted on historic district 10-21-2007

November

Library presentation National Register District

## **2011**

August 20th

Public Library Neighborhood Meeting introducing application and potential district (70 People)

August 27th

Design Guidelines subcommittee meeting

August 31

Design Guidelines Subcommittee meeting

September 6th

Public library First Public Information Session. (20 People)

September 7th

Design Guidelines Subcommittee meeting

September 12th

Design Guidelines Subcommittee meeting

September 15th

Elm Heights School Second Public Information Meeting



September 19<sup>th</sup>

Design Guidelines Subcommittee meeting

Elm Heights School Third Public Information Meeting

September 26<sup>th</sup>

Design Guidelines Subcommittee Meeting

October 3, 2011

Design Guidelines Subcommittee Meeting

October 10

Design Guidelines Subcommittee Meeting

## SUMMARY

This is a certificate of appropriateness request for a room addition in a full historic district.

COA-8-11

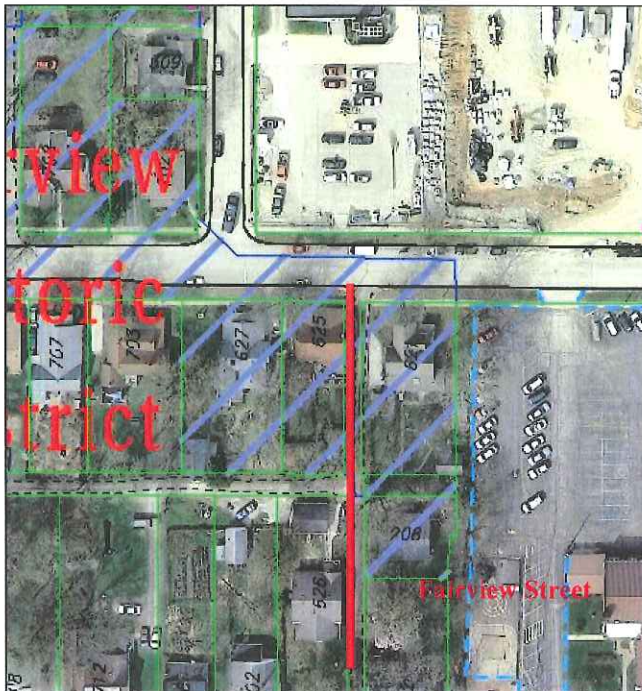
625 West Seventh Street

Owners: Sophia Hauserman and Gene Arnold

Request for an extension of a room on the rear (southwest) corner of the house.  
Zoning RC

105-055-64104 C

625 House; Side Gabled Bungalow, c.1909 NR, BHD



This house obtained an approval (COA -6-11) in July for a screened-in porch addition and for the demolition and new construction of a deck.

This is one of ten properties located in the Fairview Historic District designated by local ordinance in 1999. It is also listed in the Near West Side National Register District as a contributing resource. That district was listed in 1997.

This is a very small house with a single room on the second floor. The house is being adapted so that the occupants can live comfortably on the first floor. The rear of this property is enclosed with a pre-existing privacy fence obscuring

most of the rear of the property. There is also a dropping grade that rendering the rear of the house even less visible. An included photograph shows the public view. The alley at this location is actually an extension of Fairview Street. Since the deck structure is not visible, this portion does not truly fall under Commission review.

The new request is for an 8' x 14' extension of the studio towards the rear of the lot. This is on the opposing side of the house from the previous request and its construction will cause the previously submitted plans for a deck replacement to be changed. Construction of the addition will require removal of a rear wall and relocation of a window. A single leaf half-light wood door will face the deck (east side of the property) A secondary shed roof will extend from the side of the principal gable. The shed roof will have exposed rafter ends in keeping with the design of the main house. Siding will be fiber cement board to match existing lap siding already approved on the screened-in addition. The siding will not be difficult to match in cement board because the existing house is covered with weatherboard which is a wide board with a flat profile. The new deck



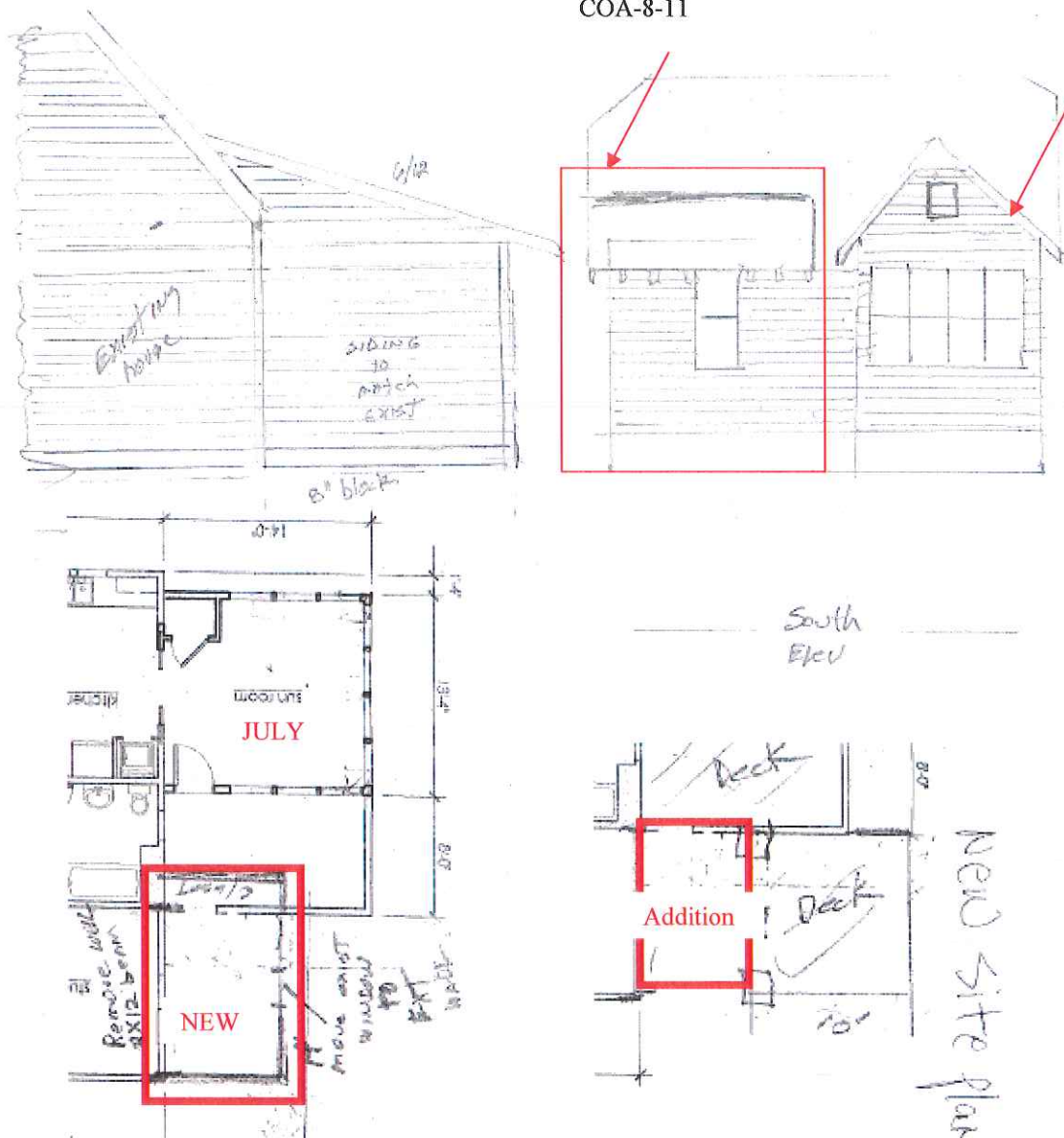
design (which is not visible from the street) is between the two additions and 10' to the rear of the studio.



The screened-in porch project will enclose 186 square feet. The extension will enlarge the existing studio by 8' to the south, about 112 square feet. Only the roof and a few inches of wall should be visible.

COA-8-11

COA-6-11



The following information is taken from the Fairview District Design Guidelines:

## NEW CONSTRUCTION

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### BUILDING MATERIALS

#### Appropriate

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

#### *Inappropriate*

*Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.*

### DESIGN CONSIDERATIONS

#### Appropriate

Additions should be compatible to the original building in height, scale, mass, proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.

#### *For Your Information*

*It is desirable, when constructing an addition to an historic building, to retain as much of the existing building fabric as possible so that future removal of the addition could be achieved without significant damage to the original structure*

#### *Inappropriate*

*Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.*

The addition is in keeping with the materials, openings and scale of the historic building.

Staff recommends approval of the addition as proposed.



**SUMMARY:** The case came under review in early July. The delay period will terminate on November 3<sup>rd</sup>. There have been current changes in the plans for the development. The owner proposes to move 505 South Ballantine, minus additions, to the half lot on East Second Street that was formerly the side yard of the existing house at 1203 East Second Street. With full demolition, the Commission cannot make the design for new structures or redevelopment of the property legally binding. Therefore, design of any new structure or development is not currently within the Commission's purview and the Commission's decision options are to either release the demolition permit or to make a motion to designate the building on its current site. This property is located within the boundaries of the proposed Elm Heights historic district that is scheduled for public hearing on October 13<sup>th</sup>. Should the Commission vote to recommend designation and place interim protection upon the properties within the district, then the property owner may make an application for a Certificate of Appropriateness for exterior changes, including demolition, new construction and moving a building. The final action of Common Council will determine whether the district will stand.

**Demolition**  
505 South Ballantine Road

7-6-11

**Elm Heights Survey District**  
**Owner: David Jacobs**  
**Representative Charles Webb**

**Zoning RC**  
105-055-76291 C      505      House; Queen Anne, c.1930

The current proposal is part of a larger one involving the demolition of 1203 East Second (previously reviewed and released in May 2010) and what is now the full demolition of the house at 1201 East Second. For our purposes this is a second case under separate



consideration, reflecting the two permit applications received by planning.

**General History:** The house predates the naming of Ballantine Road. It was still named "Wall" Street at the time of construction. According to City Directory information, this was the first house built on Wall and appears c. 1915, the first owner was Joshua Beede. In his obituary (2-28-40) Dr. J.W. Beede was identified as a member of the geology department with an interest in carboniferous formations. He was



a fellow of the Geologic Society of America, American Academy of Science, American Geological Society, and published an important paper identifying patterns of subterranean drainage in Indiana that had not been previously documented. He moved to Wall from Hunter Ave. At the time this was literally the only house on the block. The houses on East Second Street had not yet been built and did not appear until much later. The limestone Cape Cod at 1201 East Second was built in 1945. The house at 1203 appeared on Sanborn maps soon after. When the house at 505 South Ballantine was built, the neighborhood nearby contained a greenhouse business located on "Second and Wall" which, by 1925, had become the Ellis Greenhouse.

Many residents of 505 South Ballantine have been Indiana University faculty members, including William Tucker (1920-26) Paul M. Harmon and widow (1929-70) and Anthony (Victor) Cabot (1978-1998). Paul Harmon was a physiology professor who trained over 4000 physicians over his career. He began at Indiana University in 1918 and retired in 1963. He created the first exercise physiology courses at IU and was active in the development of the state high school basketball tournament. William M. Tucker, retired as an Assistant English Professor. In fact it was almost continuously used by IU faculty.



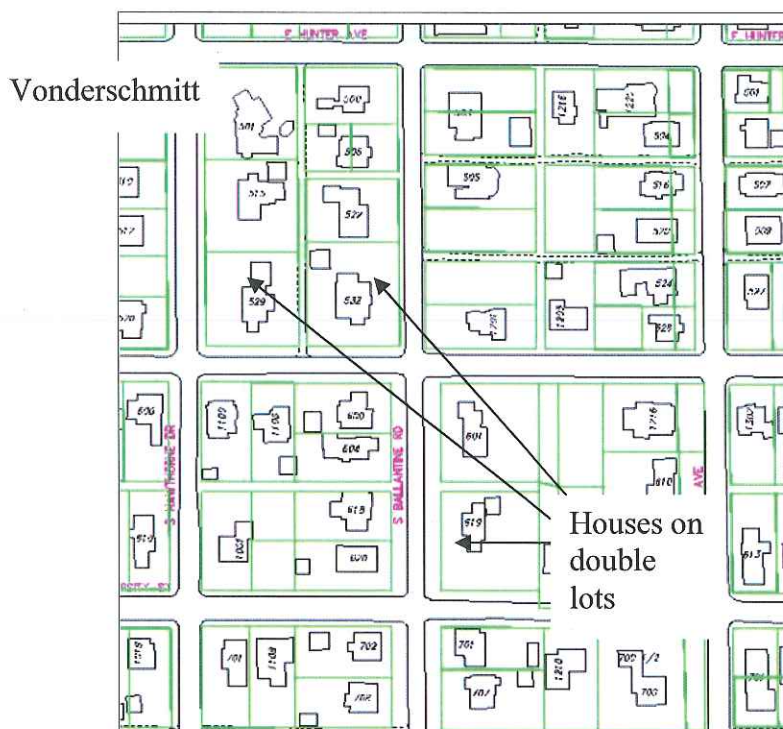
The house at 505 South Ballantine is heavily remodeled. Its original footprint was probably a simple rectangle. It was identified on a Sanborn rather uniquely for having an underground (below first floor) attached garage. The proposal is to remove the carport, a music room, a rear kitchen and deck which are later additions. The 1947 Sanborn, the only one that shows the house, is the only documentation of the structure. It also

shows a rear one story addition which would not be unusual for this era of house. The current siding material (stucco) or sand-painted board is not original nor is the split timbered framing style. Certain elements express what the house may have looked like: the central bay window and the three windows, a ribbon window system, across the front porch. Windows in the bay have been reduced in size and the wooden porch elements are replacements.





In the context of the larger neighborhood, the Vonderschmitt, one of the premier houses in Bloomington is located a block away from this address. Vinegar Hill National Register District is also located a within a block and a half. The area is encapsulated by contributing properties in an area where the Vinegar Hill district meets the Elm Heights survey area.



Another consideration is the existing site. Within a block of this location there are two homes situated on double lots, including two in the block just south of this site. The developer is clearing lots in order to couch this project in formal landscaping and to try to mitigate the scale.

### August report and update:

Additional research on 505 South Ballantine indicates that Meggin Cabot or Meg Cabot was raised in this house. She is the daughter of A. Victor Cabot, a profession of

information systems at Indiana University. Meg Cabot is the best selling young adult romance author of *The Princess Diaries* which has been published in more than 40 countries. The first book in the series was published in October 2000; the series spent 38 weeks on the [\*New York Times\*](#) Children's Series Best Sellers List and was sold to publishers in 37 foreign countries. She is extremely prolific and has branched into adult fiction recently. Several novels have been made into movies by the Disney Company.

A Victor Cabot moved to 505 South Ballantine in 1977 and stayed through 1998. Meg Cabot would have been about 10 years old when she first lived here. Professor Cabot joined the faculty in 1966. He was part of the pioneer science of computerized quantitative business analysis and a consultant to several fortune 100 companies including Proctor and Gamble and Westinghouse.

### **September report and update**

After receiving input from city staff, and attending the July and August meetings of the BHPC, the owner has submitted new plans for the site, which is to include two smaller houses instead of a single large house in the project. Both will be single family houses that are sited on two lots. Plans were presented to a small group of owners on September 1. Plans are at a schematic stage but they show a two story house of 4556 square feet at this location, that sits on two lots north of the alley. The construction plans still require removal of this house. Details of the design are still being produced. There is no legal way for the BHPC to bind the owner to the plans currently before them.

### **October report and update**

The owner's representative met with neighbors on September 26<sup>th</sup> in the Harmony School Gymnasium, at a meeting organized by the Planning Department and the neighborhood association. New plans for the site were presented which still include the removal of 1201 and 1203 East Second Street and new construction of two smaller footprint houses. These plans also include a change in the moving of 505 South Ballantine to the small half lot on the east side of the tract, instead of the South Mitchell Street location. The design remains schematic, but the owners representatives are poised to refine them. The currently proposed plans are not legally binding for HPC purposes. The owner's representative may choose to update the Commission with current drawings and plans at the meeting.



**SUMMARY:** The application, paired with the permit application above for 505 South Ballantine Road, was first reviewed in early July. The delay period will terminate on November 4<sup>rd</sup>. In late August the owner decided to request full demolition rather than partial. This action was determined to make the request more in keeping with the reality of the situation. In moving from partial to full demolition, the BHPC is placed in a different position regarding the proposal. The Commission's actions are to release the demolition permit or to make a motion to designate the building on its current site. Because the property is located in the proposed Elm Heights Historic District, it will be subject to whatever action recommendation the Commission makes on the district application.

**Partial Demolition**  
**1201 East Second Street**

**7-7-11**  
**Elm Heights Survey District**  
**Owner: David Jacobs**  
**Representative Charles Webb**

**Zoning RC**  
**105-055-76077 C      1201    House; Colonial Revival, c.1940**



This is a request for the substantial remodel of an existing Colonial Revival style, Cape Cod house. The existing limestone veneer home was built in 1945 by Ted Dobson, a contractor by profession. The corridor along East 2<sup>nd</sup> Street was developed several decades after the streets running north and south in this area. Both 1201 and 1203 (the demolition permit for



which was released by the Commission) were built in the 1940's and do represent a distinctive style of home of this era through the 1950's. There are many examples of Colonial Revival style homes in Elm Heights, it is, in fact, the most prevalent style. Of the 346 properties in the Elm Heights (2001) survey district, there are less than a half dozen houses identified as Cape Cod style in the district. McAlester in *A Field Guide to American Houses*, identifies this form as a variant of the Colonial Revival style, usually a story and a half with a steep roof and prominent



front dormers. This house is most similar to the houses that were demolished along the north side of Third Street earlier this year. All were limestone, but the house on Second is of a grander design with more customized wooden casement window treatments. The limestone is irregular coursed with the stones worked to resemble a rustic hand tooled appearance. It is also in good condition.



The lot on which construction will take place is bounded by two public alleys which, according to planning staff, will not be vacated. The right-of-ways may be paved with pervious pavers and retained. The developer expresses the opinion that additional gardens and landscaping serve to mitigate the scale of the property.

Signs on the site have been changed to full demolition.

### **August Report and Update:**

Plans for a neighborhood meeting were suspended because the owner's representative for both 505 South Ballantine Road and 1201 East Second Street indicated that he may be working with the architect to modify the current proposal. The architect is currently out of the country. These plans may be revised after input at staff meeting with Mr. Webb on Tuesday August 2<sup>nd</sup> attended by members of Planning and HAND. The owner of the property was notified of the extension of the delay period to 120 days. The demolition delay period for this property ends on November 4th.

### **September report and update**



After receiving input from city staff, and attending the July and August meetings of the BHPC, the owner has submitted new plans for the site, which is to include two smaller houses instead of a single large house in the project. Both will be single family houses that are sited on two lots. Plans were presented to a small group of owners on September 1. Plans are at a schematic stage but they show a two story house of 4556 square feet at this location, that sits on two lots north of the alley. The construction plans still require removal of this house. Details of the design are still being produced. The currently proposed plans are not legally binding for HPC purposes.

### **October Report and Update**

The developer held a meeting with the neighborhood in late September to present a new plan for the site. This still includes two smaller residential structures on the four lots north of Second Street as noted in the previous report. The developer may present more complete plans and drawings at the meeting, but at the present time, under demolition delay, the Commission does not have binding review of these proposals. The Commission's decision options are to either release the demolition permit or to make a motion to designate the building on its current site. The property is located in the proposed Elm Heights Historic District that is being considered for local designation at the October 13<sup>th</sup> meeting. The Commission may If the district is recommended to Common Council and Interim Protection is placed upon the properties, then the owner may apply for changes through the certificate of appropriateness application process.

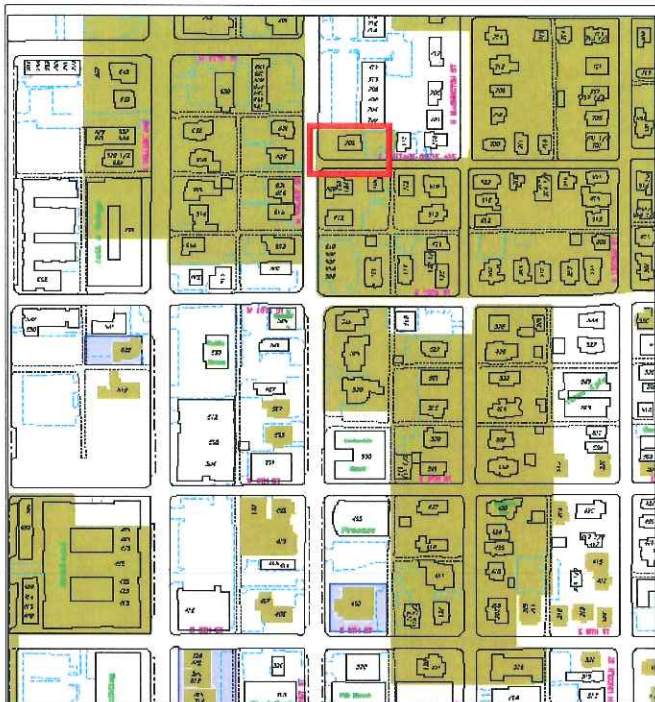
## SUMMARY

This project was discussed in a preliminary way in June and has returned to the Commission under Demolition Delay. The owner has formally applied for a demolition permit. HAND requested an additional 30 days of delay after the August 5<sup>th</sup> notice. The owners plan to move the house to another location. The delay period will terminate on Dec. 3<sup>rd</sup>. The Commission has no binding review of plans to relocate the structure.

**Demoliton**  
**700 North Walnut**

**August 5, 2011**  
**Owner: Chris Bomba**  
**Representative Travis Vencel**  
**Cottage Grove Study Area**

**105-055-61063 C      700      House; Craftsman/ Dormer Front Bungalow, c.1915**



This property was discussed in a preliminary way at the June meeting of the historic commission. The proposal was to move the house from its current location to a new location, to make way for redevelopment of the High

Point office park which will be demolished.



The house sits on the corner of Cottage Grove and North Walnut Street which is a commercial corridor where many single family houses have been converted to business uses. Although there are modern intrusions, the corridor has a fairly consistent run of contributing and notable homes from the 400 block through the 800 block ending just below the Indiana Railroad viaduct. This represents properties listed as contributing to the Illinois Central survey district, North



Washington and Cottage Grove, and some scattered sites. The shaded map actually depicts the concentration of structures better than the boundaries of several surveyed areas. The location of the house at 700 North Walnut is just south of the Highpoint Office Park, a single story commercial strip center built in the 1970's on the site of the old Hunter House. On the east side of the street there are two more contributing structures north of the strip commercial center. Generally the architecture along Walnut goes from important in the 400 and 500 blocks to progressively less significant in the 800 block. There have been few removals in the last 15 years (in contrast with College Avenue) But there were many over time, reducing the quality of a prominent residential corridor with such gems as the Buskirk Showers property. This was once the street where both James N and William P Showers lived. Neither home survives, nor does the house of Henry B. Gentry.



This owner intends to sell these parcels for redevelopment of the High Point site and wants to propose removal of this house to another location as a part of that project.

#### Existing Conditions:

The house is fair to good condition. It is a locally unique example of a tapestry brick craftsman bungalow, done on a large scale with eave brackets and rafter tails.

Although there are many bungalows with tapestry brick porches, the entire house is brick with limestone sills and lintels. There are several tapestry brick four-squares in town. It features an arcaded side porch, with massive brick railings. It is located on a hill overlooking the 600 block of Walnut. Most windows are original and are a less frequently used Arts and Crafts design; however they are largely obscured by mirror glass storm windows. The material is tapestry brick which is also less common in Bloomington and its use is more prevalent south of Grimes except on the commercial buildings built by the Mitchell Brothers.



The north side shows the level of craft involved in the brick work: There is a corbelled curve built into to the chimney.



Hunter House



Existing Office Park



Along this corridor, structures are in a variety of conditions from rental property that is under maintained to very fine commercial office space.





631 North Walnut "Contributing"



612 North Walnut "Notable"



505 North Walnut "Notable"



517 North Walnut "Notable"



532 North Walnut "Notable" NR



530 North Walnut "Notable" NR



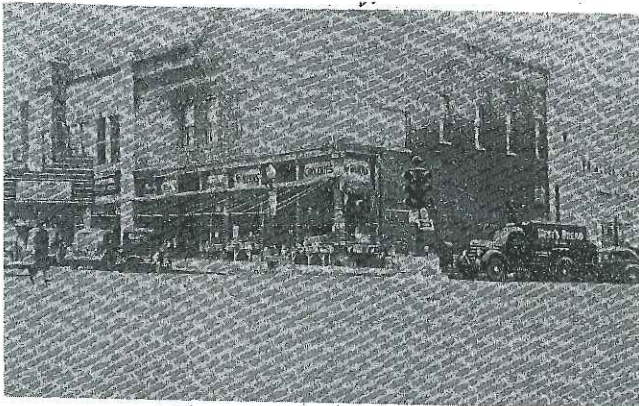
520 North Walnut "Notable" NR



403 North Walnut "Outstanding" SR

400 North Walnut "Notable" LHD

Staff was able to find quite a lot of information on the original owner of this home. He lived there from 1928-1946. Newspaper articles indicate the house was built by Roy Burns, a businessman in early twentieth century Bloomington who developed a chain of local grocery stores. His flag ship store was in the Odd Fellows Building on North Walnut (Walnut and 6th). This was a transitional era between the kind of full service dry goods store that was familiar in the 19<sup>th</sup> century. Consumers waited for goods to be packaged by clerks behind counters, which required far smaller store space. When the self service era of individually packaged goods arrived, the floor space for groceries were enlarged, but they were still small enough to be comfortably accommodated in residential areas. Roy Burns was part of the transition to "super markets" in an era when up to 50 stores were operating in Bloomington neighborhoods. They were gradually replaced by the big retailers like Atlantic and Pacific Tea Company. Roy Burns who owned up to 14 stores in his heyday, wisely retreated into the wholesale business and continued until 1948. He was born in 1898 and admittedly enjoyed a Horatio Alger-like biography. He initially worked at the Sowders Grocery store, the building for which still stands at 4<sup>th</sup> and College Avenue. His first store was opened at 6<sup>th</sup> and Morton Streets. Some reporters attribute Burns with the introduction of "wait on yourself" groceries, but they were not preferred by his customers.



Burns store No. 1 on downtown square



6<sup>th</sup> and Walnut & McDoel Store



## October Report

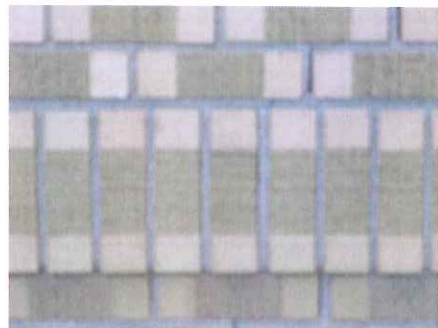
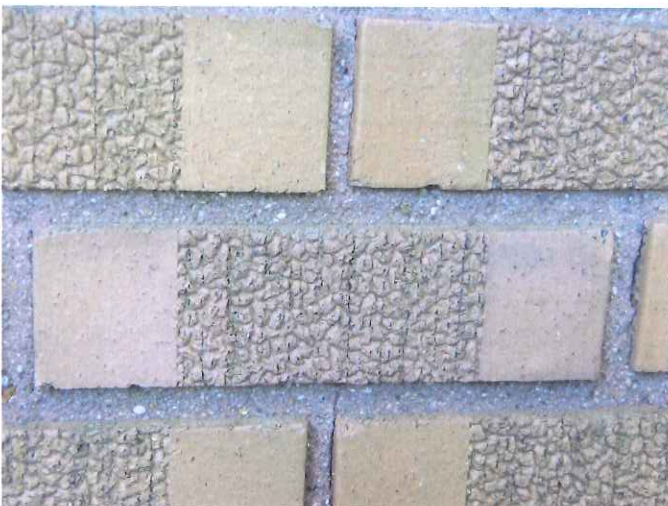


Staff visited the site again to develop additional information about the architectural importance of the structure itself. The house is a brick dormer front bungalow with limestone detailing. It is certainly more significant for its materials than its general design, although its scale and placement on the lot do contribute to its presence on the corridor. In addition to the more common stone window lintels and sills, it also has a limestone water table.



In terms of the carpentry details, there are 8 blind or closed knee brackets beneath the eaves along either gable end. The verges are notched, a style which is seen on many Arts and Crafts homes in Bloomington. The windows are double hung and casement style with true divided lights in a rarer pattern that is associated with both Arts and Crafts and Prairie style architecture. These windows are visible in the photograph to the left. They are obscured at most locations by tinted mirror glass storms. With a few exceptions the original windows are in place in the entire building at this time.

The brick work is identical to treatments on a house located on Wylie Street and the commercial building at 1300 South Walnut. The house is wrapped in stretcher course with belts of soldier course patterning. There is also interesting brick work wrapping the porch arches and in the shouldered chimney design. Each stretcher is pebbled in the center and smooth at either end. The tinted mortar is dark rose in color.



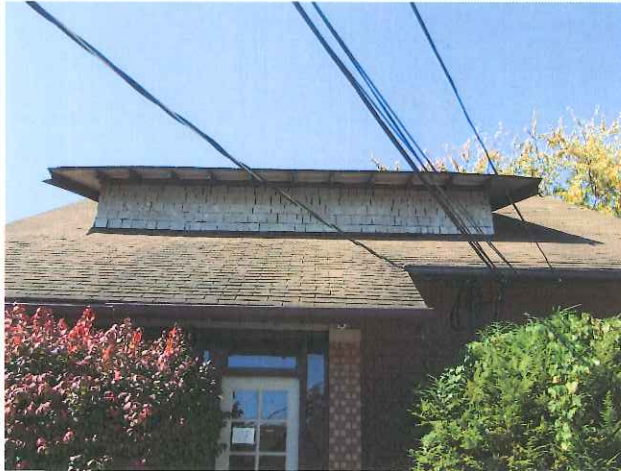




Brick Treatment on the arched supports of the front porch.  
Interesting "shouldered" detail on chimney.

Additions and alterations.

The most serious alteration on the house is on the rear elevation. At some point, a low shed roof that may have contained a long ribbon window was enclosed. Because the house is brick, it can be assumed that everything around the first floor footprint is original material. Other details of interest include a stone wall and stone steps with brick rails approaching the front porch. The embankment wall which surrounds the property on two sides, lacks integrity. The wall along Walnut is later poured cement and the side wall switches from dressed to rock-faced ashlar.







1300 S Walnut

1206 East Wylie Street





## SUMMARY

This is a request for partial demolition in order to replace a second story window with an entry door and to place a staircase to that location. The location is to the rear and between two structures.

**Partial Demolition**

**123 East 8<sup>th</sup> Street**

**10-4-11**

**Owner Bill Aronis**

## Zoning RM

**105-055-62002**

**C**

**123**

**House; Queen Anne, c.1900 NR**

This is an enlargement of a window to create a second floor entrance.



This Queen Anne style home is located in the North Washington Street National Register District and is zoned RM. The house was made into a duplex many years ago and access to the second floor is currently through the lower level front foyer. It is located on an exposed corner at 8<sup>th</sup> and North Washington Streets so two sides of the property are clearly visible from the street. Traffic on North Washington is one way south so that the north side (rear) of the house is also visible. The owner proposes to remove a second floor window at the northwest corner of the house (between the two houses) and enlarge it to accommodate a half light steel entry door. The owner has agreed to store the removed window. Both

the window and the door are 32" so there will only be a height extension at this location. The treated lumber landing will be 4'x4' and the balusters will be square 2"x2" spindles 4" on center.

**View of the house from the corner showing side vegetation and affected side.**

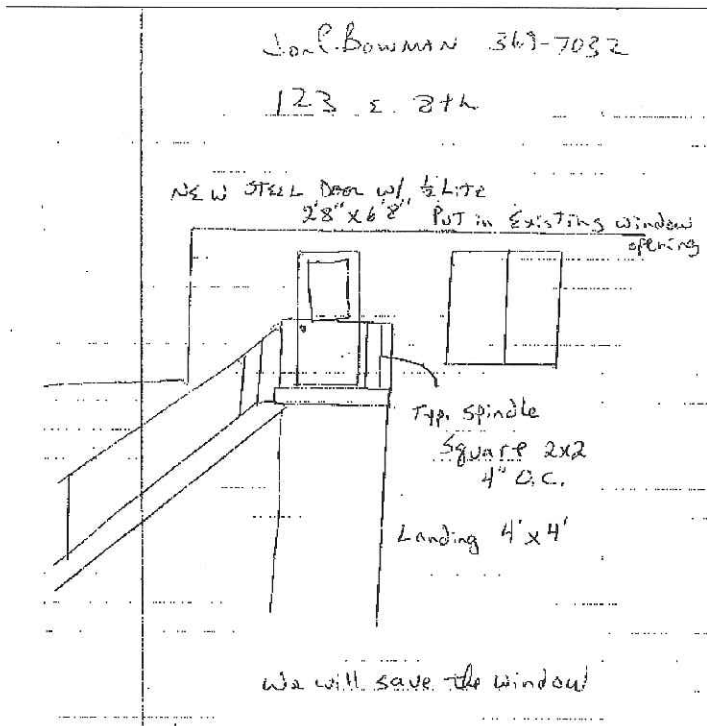






Location of stairs and doorway between houses

Location of doorway behind a two story partial bay.



The owner has selected the least visible location for this entrance.

**SUMMARY:** This is a new construction project on North College which is presented by the Planning Department as a courtesy, because of its proximity to a surveyed structure.

Development Proposal 710 North College

This new construction project is proposed for the corridor on North College, part of which is in the Illinois Central Railroad Survey District. A non-contributing apartment building will be demolished on the site. There is a single family contributing structure next door.



This project removes a noncontributing apartment building of no architectural merit.

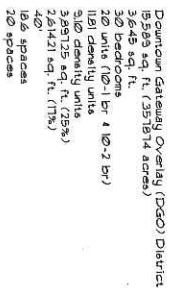
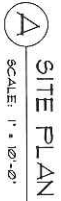
Planner Jim Roach will describe the project. Sherman Bynum is representative for the owner.



Illinois Central Railroad District  
105-055-60017 C 802 House;  
Arts and Crafts, c.1910



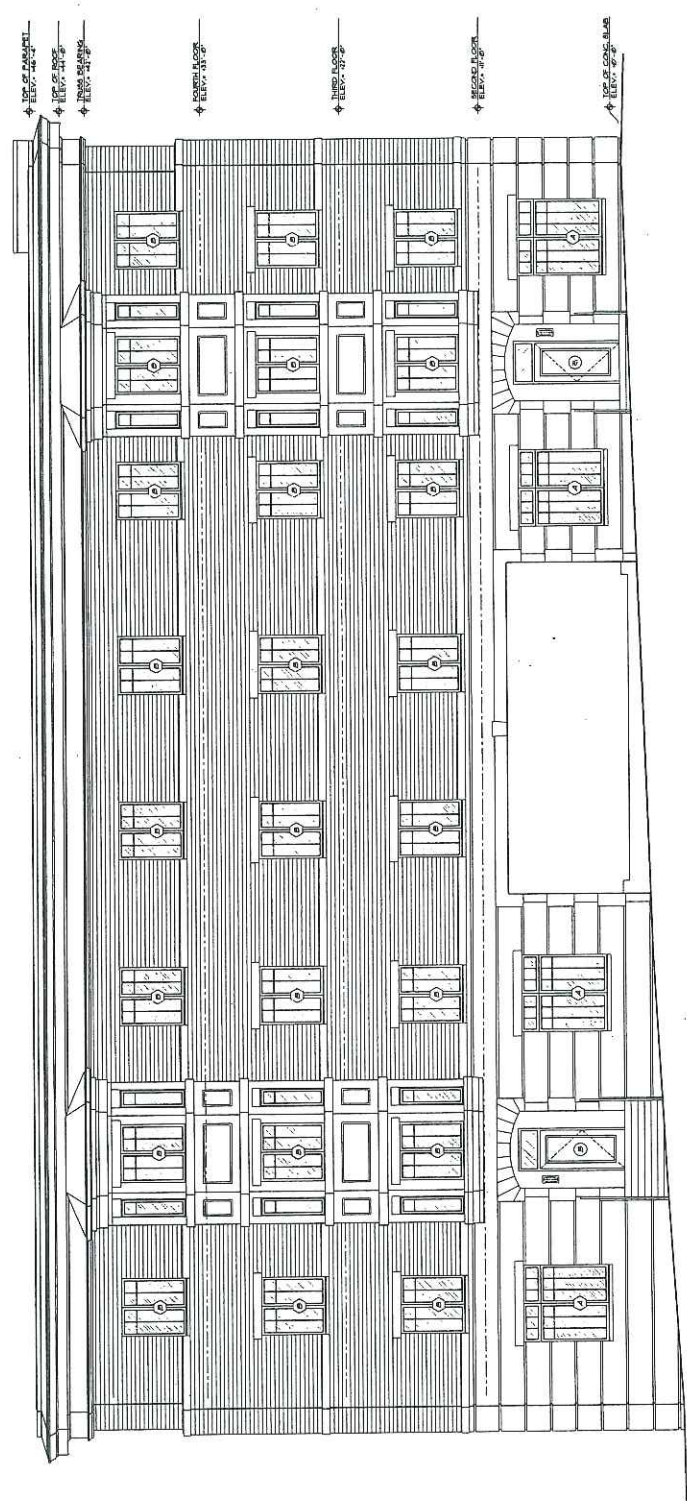
710 N COLLEGE - JIM ROBERT CONC. ~~4000~~



title SHE P-1A project no.: <b>S-1</b> 2003	Proposed: <b>NORTH COLLEGE AVENUE APARTMENTS</b> North College Ave. Bloomington <b>Indiana</b>	certified by:	 <b>B3B</b> BYNUM FANYO & ASSOCIATES, INC. 525 north walnut street bloomington, indiana	ARCHITECTURE CIVIL ENGINEERING PLANNING	drawn by: <b>JFB</b>	revisions:

710 N. COLLEGE  
JIM ROACH

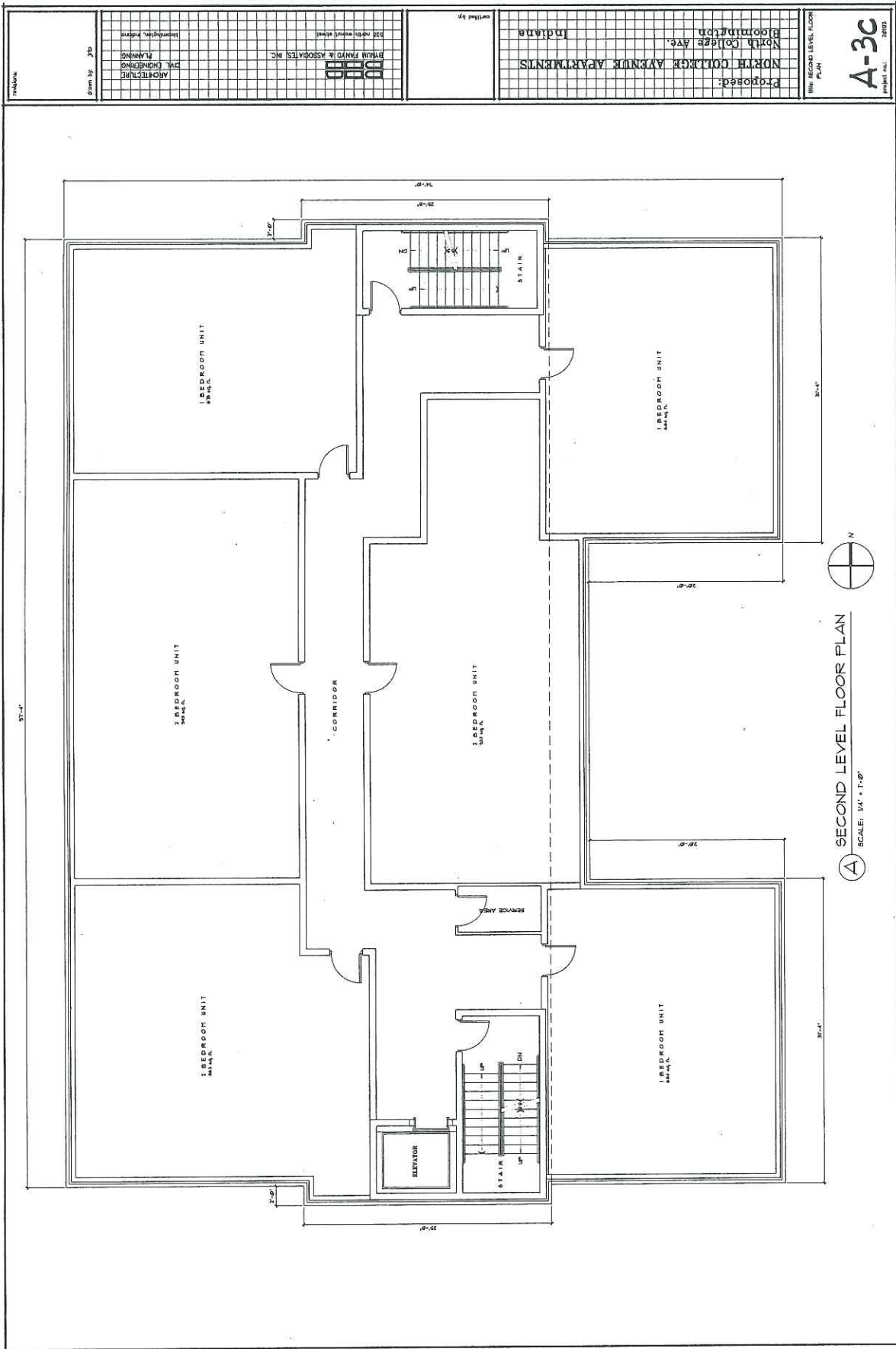
(A) WEST ELEVATION  
SCALE: 3/4" = 1'-0"



Proposed: NORTH COLLEGE AVENUE APARTMENTS Bloomington, Indiana		200 N. COLLEGE AVENUE BLOOMINGTON, INDIANA 47404 BRYAN FAY & ASSOCIATES, P.C. ARCHITECTS CIVIL ENGINEERING PLANNING BLOOMINGTON, INDIANA	200 N. COLLEGE AVENUE BLOOMINGTON, INDIANA 47404 BRYAN FAY & ASSOCIATES, P.C. ARCHITECTS CIVIL ENGINEERING PLANNING BLOOMINGTON, INDIANA	200 N. COLLEGE AVENUE BLOOMINGTON, INDIANA 47404 BRYAN FAY & ASSOCIATES, P.C. ARCHITECTS CIVIL ENGINEERING PLANNING BLOOMINGTON, INDIANA	200 N. COLLEGE AVENUE BLOOMINGTON, INDIANA 47404 BRYAN FAY & ASSOCIATES, P.C. ARCHITECTS CIVIL ENGINEERING PLANNING BLOOMINGTON, INDIANA
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710 N. COLLEGE JIM ROACH